

FOR
SALE



1 Dean Pool Cottages, Kingstone, Hereford HR2 9ES

£235,000 - Freehold

22, Broad Street, Hereford, HR4 9AP 01432 355455 hereford@flintandcook.co.uk

PROPERTY SUMMARY

Pleasantly situated in this popular village location a charming 2 bedroom end terrace cottage offering ideal first time buyer/retirement accommodation. The property which has been well maintained throughout has the added benefit of gas central heating, double glazing, extensive rear garden, off road parking and we recommend an internal inspection.

POINTS OF INTEREST

- *Popular village location*
- *Charming end of terrace cottage*
- *2 good sized bedrooms*
- *Extensive landscaped rear garden*
- *Off road parking*
- *Ideal for first time buyers or retirement*



ROOM DESCRIPTIONS

Entrance Porch

With tiled floor, glazed windows, electric light and partially glazed panelled door through to the

Lounge

With fitted carpet, radiator, double glazed window to the front aspect, display shelving, central timber and feature wood burning stove.

Kitchen/Dining Room

Dining Area

With tiled floor, under floor stair cupboard, turning carpeted stair to the first floor.

Kitchen Area

With single drainer sink unit, range of wall and base cupboards, ample work surfaces with tiled splash backs, tiled floor, space for appliances, central spotlighting, eye-level glass display cabinets, double glazed window overlooking the rear garden and glazed panel door to the

Rear Porch

Providing extra storage space and with power points and sliding door to the rear garden.

First Floor Landing

With fitted carpet and door to

Bedroom 1

With fitted carpet, radiator, double glazed window to the front aspect, a range of store cupboards, display shelving and wall mounted gas central heating boiler.

Bedroom 2

Fitted carpet, radiator, a range of fitted wardrobes with sliding doors and shelving to the side and a double glazed window to the rear enjoying a fine view across the garden and countryside beyond.

Shower Room

With a modern suite comprising corner shower cubicle with glazed sliding door, vanity wash hand basin with storage below and tiled splashback over, low flush WC, vinyl flooring, double glazed window with blind and ladder style towel rail/radiator.

Outside

To the front of the property there is a concrete driveway providing off road parking facilities. One of the main features of the property is the extensive rear garden which is partially laid to lawn interspersed with a variety of flowers and shrubs all well enclosed by trees, hedging and fencing for privacy and with useful gardens sheds, greenhouse and side access gate.

Agent's Note

The property has suffered from some freak water ingress approximately 5 years ago which was mainly due to blocked drains and in the 21 years that the owner has lived in the property this had never happened before or after that occasion. However the vendor is keen to have complete transparency and therefore it would be diligent for a potential purchaser to conduct their own investigations.

Services

Mains water, electricity, drainage and gas are connected. Gas-fired central heating.

Outgoings

Council tax band C - £2,152.27 payable for 2025/2026

Water and drainage rates are payable.

Directions

Proceed south out of Hereford city on the A465 Abergavenny Road following signs to Clehonger and then turning left to Kingstone. On entering the village of Kingstone take the first turning on the left and proceed into the village and no 1 Dean Pool Cottage is on the right hand side as indicated by the agents for sale board.

Viewings

Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

Money Laundering Regulations

Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.



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